



NOTICE
Chapter 5 of the City Code, "Buildings and Building Regulations"
Article XIV. Green Building Regulations

Introduction

On May 10, 2010, the Mayor and Council adopted comprehensive amendments to Chapter 5 of the City Code, "Buildings and Building Regulations." The ordinance is **effective July 1, 2010**. The updated building codes apply to new construction and renovations, of both commercial and residential buildings.

The ordinance adopts the latest editions (2009 of the International codes and the 2008 National Electric Code) and adds a new article, Article XIV, titled, "Green Building Regulations," that improves the efficiency and environmental quality of buildings and homes. Future Site Plan applications are subject to the Green Building Regulations.

Applicability

Projects that have filed a Pre-Application and/or Special Exception; Site Plan (Levels 1, 2 and 3); or Project Plans prior to July 1, 2010 are not subject to the Green Building Regulations.

A LEED® or LEED-equivalent checklist and supporting documentation will be required with each planning permit and building permit unless otherwise stated.

Requirements for Non-residential and Multi-unit Residential Projects

Requirements for new buildings or additions greater than 7,500 gross square feet (gsf), or alterations of more than 50% of gsf (if the altered area is at least 7,500 gsf) include:

*1. Have a Leadership in Energy and Environmental Design Accredited Professional (LEED AP) on the project team to facilitate an integrated design process and submit the appropriate LEED credit checklist, or equivalent, with each submittal to the City.

2. New Construction and Core & Shell buildings must demonstrate how the project will obtain at least 25 LEED points (where 40 out of 110 possible points is Certified), with at least 5 points earned from a list of 13 local priority credits:

- SS C5.1 Site Development- Protect or Restore Habitat
- SS C5.2 Site Development- Maximize Open Space
- SS C6.1 Stormwater Design- Quantity Control
- SS C6.2 Stormwater Design- Quality Control
- SS C7.1 Heat Island- Non-roof
- SS C7.2 Heat Island- Roof
- WE C2: Innovative Wastewater Technology
- WE C3: Water Use Reduction
- EA C1: Optimize Energy Performance
- EA C2: On-site Renewable Energy
- EA C6: Green Power

- MR C1.1 Building Reuse-Maintain Existing Walls, Floors and Roof
- MR C2: Construction Waste Management- 50%

3. Commercial Interior projects must demonstrate how they will obtain at least 10 LEED points (where 40 out of 110 possible points is certified).

4. Certain installed appliances, fixtures, and building components must earn the Energy Star label.

5. Optimization of lighting system energy performance is required for common areas, corridors, lobbies, stairwells, fitness rooms, etc.

6. Building manuals must be provided to the owner, occupant, or tenant that explain the intent, benefits, use, and maintenance of green building features.

*Applicants will be required to submit a LEED or LEED-equivalent checklist completed by a LEED Accredited Professional as part of all plan submittals. A listing of LEED Accredited Professionals can be found at www.gbci.org. It is highly recommended that the project design team utilize the services of a LEED Accredited Professional from the outset to help evaluate green building options.

Requirements for Residential Projects (*e.g., single-family attached and detached homes, townhomes, not more than three stories or less*)

Requirements for new construction, alterations to existing one and two family dwellings and additions that increase the gross floor area by over 2,000 gross square feet include:

1. Submission of a green building checklist (National Green Building Standard (NGBS), LEED for Homes, or other equivalent residential rating systems).

2. Certain installed appliances, fixtures, and building components must earn the ENERGY STAR label.

3. Enhanced energy efficiency measures. Including meeting the envelope, windows, and lighting specifications of the ENERGY STAR qualified homes criteria, or qualify via the National Performance Path.

4. Meet the specifications for the ENERGY STAR Indoor Air package for protection from mold, chemicals, combustion gases, and other airborne pollutants.

5. Builders must provide the homeowner /occupant with a manual describing the intent, benefits, use, and maintenance of green building features.

For more Information

General Green Building Information: Erica Shingara, Sustainability Coordinator, 240-314-8872

Building Plans and Permits: Matt Shanks, Fire Marshal / Supervisor of Plans & Permitting, 240-314-8263

Planning and Development Review: Jeremy Hurlbutt, Planner III, 240-314-8227

Or visit our website: www.rockvillemd.gov/environment/built/codes.html.